

# CITY of TUSTIN

## A. GENERAL INFORMATION

### i. Jurisdictional Information:

Population 1998:	66,400
Annual Single-Family Units Permitted (1996-98, Avg.):	387
Annual Multi-Family Units Permitted (1996-98, Avg.):	146
Total Annual Residential Units Permitted (1996-98, Avg.):	532

### ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> 2. Environmental Assessment / Review Fees	N	<input type="checkbox"/> 15. Local Traffic Mitigation Fees	-
<input checked="" type="checkbox"/> 3. Building Department Plan Check Fees	Y	<input checked="" type="checkbox"/> 16. Reg'l Traffic / Highway Mit'n Fees	N
<input checked="" type="checkbox"/> 4. Building Department Permit Fees	Y	<input checked="" type="checkbox"/> 17. Fire Service Fees	N
<input checked="" type="checkbox"/> 5. Engineering / Public Works Dept. Fees	Y	<input type="checkbox"/> 18. Police Service Fees	-
<input checked="" type="checkbox"/> 6. Grading Permit Fees	Y	<input type="checkbox"/> 19. Public Safety Fees	-
<input checked="" type="checkbox"/> 7. Electrical Permit Fees	Y	<input checked="" type="checkbox"/> 20. School District Fees	Y
<input checked="" type="checkbox"/> 8. Mechanical Permit Fees	Y	<input type="checkbox"/> 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> 9. Plumbing Permit Fees	Y	<input type="checkbox"/> 22. Community / Capital Facility Fees	-
<input checked="" type="checkbox"/> 10. Electricity / Gas Connection Fees	N	<input checked="" type="checkbox"/> 23. Park Land Dedication / In-Lieu Fees	Y
<input checked="" type="checkbox"/> 11. Sanitary Sewer Connection Fees	Y	<input type="checkbox"/> 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> 25. Afford. Hous'g Dedic'n / In-Lieu-Fees	-
<input checked="" type="checkbox"/> 13. Water Connection Fees	N	<input type="checkbox"/> 26. Special Assessment District Fees	-

### iii. Possible Fee Reductions or Waivers?

Affordable Housing Fee Reduction	Y
Affordable Housing Fee Waiver	Y
Senior Housing Fee Reduction	Y
Senior Housing Fee Waiver	Y

Fee Types Reduced or Waived: Building Permit, Building Plan Check, landscape plan check, grading/improvement plan check, microfilm/copy fees, electrical, plumbing, and grading permit fees, school impact fees

### iv. Use of Mello-Roos in this Jurisdiction:

single-family	50-75%
multi-family	50-75%

### v. Nexus Reports

Council Decision (1992) - Transportation System Impact Fee

## B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

### i. Project Typical for Jurisdiction?

No - development is smaller than what is typically built.

### ii. Expected Location of New Subdivision in this Jurisdiction:

6th Street @ Newport Ave.  
Central Tustin

### iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

### iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps, garden walls, retaining walls
-Common Amenities / Open Space:	-no common amenities; private open space requirement on sq.ft./unit basis
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Homeowners' Association
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

### v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	87.00
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	226,340
Total Valuation per 25 Unit Subdivision Model	5,658,500

### vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		985
Zone Change Application Fee	flat		950
Planned Unit Development Fee			-
Tentative Map Fee	flat		1,205
Final Map Fee	flat		1,335
Orange County - Final Map Fee	flat		810
Development Agreement Fee	flat		2,000
Design Review Fee	flat		985
Initial Environmental Study	flat		95
Negative Declaration Fee	flat		125
Notice of Determination Fee	flat		25
<b>Subtotal Planning Fees</b>			<b>8,515</b>

### vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee <sup>1</sup>	schedule based on val'n	1,376	34,400
Building Plan Check Fee	70% of Bldg Permit Fee @ 936/unit		23,475
Landscape Plan Check Fee	5 hrs @ 76/hr		380
Fire Department Plan Check Fee	flat		243
Grading Plan Check Fee <sup>2</sup>	0.018/sf of site area		3,485
Grading Permit Fee <sup>1</sup>	0.016/sf of site area		3,520
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.63	566
Microfilm/Blueprint Fees	30 @ 1/sheet		30

Electrical Permit Fee <sup>3</sup>	per fixture count	204	5,100
Plumbing Permit Fee <sup>3</sup>	per fixture count	155	3,875
Mechanical Permit Fee <sup>3</sup>	per fixture count	149	7,441
New Construction Tax	flat per unit	350	8,750
City - Sewer Inspection Fee	445 LF @ 1.00/LF		445
City - Water Inspection Fee	445 LF @ 1.00/LF		445
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>92,155</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Landscape/Lighting Mtn. District Fee	flat per unit	52.10	1,303
City - Quimby Fees <sup>4</sup>	based on land val'n and acres/du req't @ 8280/unit		207,000
City Zone B - Transportation Corridor Fees <sup>5</sup>	flat per unit	2,725	68,125
Orange Co. Sanitation Dist. - Sewer Impact Fee <sup>5</sup>	flat per unit	2,165	54,125
E. Orange Co. Water Dist. - Water Impact Fee <sup>5</sup>	flat per unit	500	12,500
Edison - Electrical Connection Fee	flat per unit	10	250
SoCal Gas - Connection Fee	flat per unit	25	625
Tustin USD - School Impact Fee	1.93/sf	4,825	120,625
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>464,553</b>

#### **ix. Totals**

<b>Total Fees for 25 Unit Single-Family Subdivision Model</b> (total of subtotals above)	<b>565,223</b>
<b>Total Fees per Unit</b> (total from above / 25 units)	<b>22,609</b>

## **C. SINGLE-FAMILY INFILL UNIT MODEL**

<b>i. Project Typical for Jurisdiction?</b>	Yes
<b>ii. Expected Location of New Infill Unit in this Jurisdiction:</b>	Bryan Ave. @ Redhill Ave. Central Tustin
<b>iii. Expected Environmental Assessment Determination:</b>	Categorical Exemption
<b>iv. Typical Jurisdictional Requirements for this Model:</b>	

-Site Improvements	-match current neighborhood infrastructural standards; street trees, driveway, garden walls, retaining walls
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

#### **v. Model Valuation Information:**

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	87.00
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Model	226,340

<b>vi. Planning Fees:</b>	Type / Fee Calculation	Per Unit	Fee Amount
Noitice of Determination	flat		25
Design Review Fee	flat		985
<b>Subtotal Planning Fees</b>			<b>1,010</b>

<b>vii. Plan Check, Permit &amp; Inspection Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee <sup>1</sup>	schedule based on val'n	1,376	1,376
Building Plan Check Fee	70% of Bldg Permit Fee @ 936/unit		936
Landscape Plan Check Fee	1 hr @ 76/hr		76
Fire Department Plan Check Fee	flat		243
Grading Plan Check Fee <sup>2</sup>	0.016/sf of site area (min. fee = 355)		355
Grading Permit Fee <sup>1</sup>	0.016/sf of site area		131
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.63	23
Microfilm/Copy Fees	15 @ 1/sheet		15
Electrical Permit Fee <sup>3</sup>	per fixture count	204	204
Plumbing Permit Fee <sup>3</sup>	per fixture count	155	155
Mechanical Permit Fee <sup>3</sup>	per fixture count	149	149
New Construction Tax	flat per unit	350	350
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>4,013</b>

<b>viii. Infrastructure, Impact &amp; District Fees</b>	Type / Fee Calculation	Per Unit	Fee Amount
City - Landscape/Lighting Mtnc. District Fee	flat per unit	52.10	52
City - Quimby Fees <sup>4</sup>	based on land val'n and acres/du req't @ 8280/unit		8,280
City Zone B - Transportation Corridor Fees <sup>5</sup>	flat per unit	2,725	2,725
Orange Co. Sanitation Dist. - Sewer Impact Fee <sup>5</sup>	flat per unit	2,165	2,165
E. Orange Co. Water Dist. - Water Impact Fee <sup>5</sup>	flat per unit	500	500
Edison - Electrical Connection Fee	flat per unit	10	10
SoCal Gas - Connection Fee	flat per unit	25	25
Tustin USD - School Impact Fee	1.93/sf	4,825	4,825
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>18,582</b>

#### **ix. Totals**

<b>Total Fees for Single-Family Infill Unit Model</b> (total of subtotals above)	<b>23,605</b>
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## **D. 45 UNIT MULTI-FAMILY MODEL**

**i. Project Typical for Jurisdiction?** No - development is smaller than what is typically built.

**ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:** New Tustin Ranch  
Eastern Tustin

**iii. Expected Environmental Assessment Determination:** Mitigated Negative Declaration

#### **iv. Typical Jurisdictional Requirements for this Model:**

-Off-Site Improvements:	-1/2 street (30 ft), curb, gutter, sidewalk, st. trees, st. lights, landscaping, soundwalls, utility undergrounding
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding, traffic signs, striping of roadways, pedestrian access ramps, garden walls, retaining walls
-Common Amenities / Open Space:	- 35% of project area must be open space
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement
-Typical Reporting:	-soils, flood plain, drainage basin, traffic

**v. Model Valuation Information:**

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	89.30
Private Garage Valuation Price per Sq. Ft.	22.10
Total Valuation per Unit	93,720
Total Valuation per 45 Unit Subdivision Model	4,217,400

**vi. Planning Fees:**

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		985
Zone Change Application Fee	flat		950
Planned Unit Development Fee			-
Design Review Fee	flat		985
Initial Environmental Study	flat		95
Negative Declaration Fee	flat		125
Notice of Determination Fee	flat		25
<b>Subtotal Planning Fees</b>			<b>3,165</b>

**vii. Plan Check, Permit & Inspection Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee <sup>1</sup>	schedule based on val'n	436.89	19,660
Building Plan Check Fee	70% of Bldg Permit Fee @ 302.60/unit		13,617
Landscape Plan Check Fee	7 hrs @ 76/hr		532
Fire Department Plan Check Fee	flat		748
Grading Plan Check Fee <sup>2</sup>	0.016/sf of site area		2,091
Grading Permit Fee <sup>1</sup>	0.016/sf of site area		2,126
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	9.37	422
Microfilm/Copy Fees	30 @ 1/sheet		30
Electrical Permit Fee <sup>3</sup>	per fixture count	182.33	8,205
Plumbing Permit Fee <sup>3</sup>	per fixture count	133.33	6,000
Mechanical Permit Fee <sup>3</sup>	per fixture count	127.33	5,730
New Construction Tax	350 flat + 100/bedroom over 1 @ 450/unit		20,250
City - Sewer Inspection Fee	500 LF @ 1.00/LF		500
City - Water Inspection Fee	500 LF @ 1.00/LF		500
<b>Subtotal Plan Check, Permit &amp; Inspection Fees</b>			<b>80,411</b>

**viii. Infrastructure, Impact & District Fees**

	Type / Fee Calculation	Per Unit	Fee Amount
City - Landscape/Lighting Mtn. District Fee	flat per unit	39.08	1,759
City - Quimby Fees <sup>4</sup>	based on land val'n and acres/du req't @ 7380/unit		332,100
City Zone B - Transportation Corridor Fees <sup>5</sup>	flat per unit	1,586	71,370
City Zone B - Trans. System Improve Prog. <sup>5,6</sup>	1000 sf @ 4.31/sf	4,310	193,950
Orange Co. Sanitation Dist. - Sewer Impact Fee <sup>5</sup>	flat per unit	1,965	88,425
E. Orange Co. Water Dist. - Water Impact Fee <sup>5</sup>	flat per unit	500	22,500
Edison - Electrical Connection Fee	flat per unit	10	450
SoCal Gas - Connection Fee	flat per unit	25	1,125
Tustin USD - School Impact Fee	1.93/sf	1,930	86,850
<b>Subtotal Infrastructure, Impact &amp; District Fees</b>			<b>798,529</b>

**ix. Totals**

<b>Total Fees for 45 Unit Multi-Family Model (total of subtotals above)</b>	<b>882,105</b>
<b>Total Fees per Unit (total from above / 45 units)</b>	<b>19,602</b>

**Notes:** <sup>1</sup> Fee includes a \$35/permit issuance fee.

<sup>2</sup> Fee includes improvement plan check.

<sup>3</sup> Fee includes a \$25/permit issuance fee.

<sup>4</sup> Based on \$900,000 land valuation and 0.0092 acres of parkland per single-family dwelling and 0.0082 acres per multi-family dwelling.

<sup>5</sup> Fee varies based on location.

<sup>6</sup> Fee does not apply to single-family units.